CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

(Gross Revenue of Less Than $200,000 Each)

ANNUAL REPORT

OF

WS234-02-AR
Spring Creek Village, Ltd.
P. O. Box 6966
Ft. Myers, FL 33911-6966

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2002

Form PSC/ECR 006-W (Rev. 12/99)

Reconciliation of Revenue to Regulatory Assessment Fee Revenue

Water Operations

Class C

Company: SPRING CREEK VILLAGE LTD.

For the Year Ended December 31, 2002

(a)	(b)	(c)	(d)
Accounts	**Gross Water Revenues Per Sch. F-3**	**Gross Water Revenues Per RAF Return**	**Difference (b) - (c)**
Gross Revenue:			
Residential	$ 50,030	$ 50,030	$
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other RECONNECTION FEES	45	45	
Total Water Operating Revenue	$ 50,075	$ 50,075	$
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	$ 50,075	$ 50,075	$

Explanations:

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

Reconciliation of Revenue to Regulatory Assessment Fee Revenue

Wastewater Operations

Class C

Company:

For the Year Ended December 31, 2002

(a) Accounts	(b) Gross Wastewater Revenues Per Sch. F-3	(c) Gross Wastewater Revenues Per RAF Return	(d) Difference (b) - (c)
Gross Revenue:			
Residential	$	$	$
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	$	$	$
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility			
Net Wastewater Operating Revenues	$	$	$

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

(a) 350 gallons per day;
(b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
(c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

TABLE OF CONTENTS

FINANCIAL SECTION

REPORT OF

SPRING CREEK VILLAGE, LTD
(EXACT NAME OF UTILITY)

P. O. BOX 6966 FT MYERS, FL 33911 Mailing Address	24681 SPRING CREEK VILLAGE ROAD BONITA SPRINGS, FL 34134, LEE Street Address County

Telephone Number 239-936-8888 Date Utility First Organized OCT 1970

Fax Number 239-936-0105 E-mail Address FLOACCTG@FLORDECO.COM

Sunshine State One-Call of Florida, Inc. Member No. _____

Check the business entity of the utility as filed with the Internal Revenue Service:

☐ Individual ☐ Sub Chapter S Corporation ☐ 1120 Corporation ☒ Partnership

Name, Address and phone where records are located: FLORDECO INC. 239-936-8888, 3591 FOWLER ST, FORT MYERS, FL 33901

Name of subdivisions where services are provided: SPRING CREEK VILLAGE

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence:			
THOMAS R. CRONIN SR.	CEO,FLORDECO, INC. GEN.PTRN SPRING CREEK	3591 FOWLER ST FT MYERS, FL 33901	
Person who prepared this report:			
ERICA E. TROJAN	CONTROLLER	SAME	
Officers and Managers:			
FLORDECO INC.	GENERAL PARTNER	SAME	$ 0
THOMAS R. CRONIN SR	CEO, FLORDECO INC	SAME	$ 0
			$
			$
			$

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
C. M. SYMONDS TRUST	17.7777	3591 FOWLER ST	$ 0
THOMAS R. CRONIN SR	22,2221	"	$ 0
MARVIN BALLENTINE	6.6666	"	$ 0
			$
			$
			$
			$

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2002

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential		$50,030	$	$	$50,030
Commercial					
Industrial					
Multiple Family					
Guaranteed Revenues					
Other (Specify) RECON FEE		45			45
Total Gross Revenue		$50,075	$	$	$50,075
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	$40,534	$	$	$40,534
Depreciation Expense	F-5	5,036			5,036
CIAC Amortization Expense	F-8	(2,188)			(2,188)
Taxes Other Than Income	F-7	6,187			6,187
Income Taxes	F-7	0			0
Total Operating Expense		$49,569			$49,569
Net Operating Income (Loss)		$ (506)	$	$	$ (506)
Other Income:					
Nonutility Income		$	$	$	$
Other Deductions:					
Miscellaneous Nonutility Expenses		$	$	$	$
Interest Expense					
Net Income (Loss)		$ (506)	$	$	$ (506)

UTILITY NAME: SPRING CREEK VILLAGE, LTD

YEAR OF REPORT
DECEMBER 31, 2002

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105)	F-5,W-1,S-1	$ 163,402	$ 158,392
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-2	86,983	81,948
Net Utility Plant		$ 76,419	$ 76,444
Cash			
Customer Accounts Receivable (141)		4,861	5,602
Other Assets (Specify):			
WORKING CAPITAL ALLOWANCE		4,130	4,130
Total Assets		$ 85,410	$ 86,176
Liabilities and Capital:			
Common Stock Issued (201)	F-6		
Preferred Stock Issued (204)	F-6		
Other Paid in Capital (211)			
Retained Earnings (215)	F-6	(231,597)	(231,091)
Propietary Capital (Proprietary and partnership only) (218)	F-6	297,086	295,857
Total Capital		$ 65,489	$ 64,766
Long Term Debt (224)	F-6	$	$
Accounts Payable (231)		2,245	1,826
Notes Payable (232)			
Customer Deposits (235)			
Accrued Taxes (236)		2,559	2,279
Other Liabilities (Specify)			
Advances for Construction			
Contributions in Aid of Construction - Net (271-272)	F-8	15,117	17,305
Total Liabilities and Capital		$ 85,410	$ 86,176

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2002

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	$ 163,402	$	$	$ 163,402
Construction Work in Progress (105)				
Other (Specify)				
Total Utility Plant	$ 163,402	$	$	$ 163,402

ACCUMULATED DEPRECIATION (A/D) AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	$ 81,948	$	$	$ 81,948
Add Credits During Year:				
Accruals charged to depreciation account	$ 5,298	$	$	$ 5,298
Salvage				
Other Credits (specify)				
Total Credits	$ 5,298	$	$	$ 5,298
Deduct Debits During Year:				
Book cost of plant retired	$ 262	$	$	$ 262
Cost of removal				
Other debits (specify)				
Total Debits	$ 262	$	$	$ 262
Balance End of Year	$ 86,983	$	$	$ 86,983

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2002

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share		
Shares authorized		
Shares issued and outstanding		
Total par value of stock issued		
Dividends declared per share for year		

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year	$	$ (231,091)
Changes during the year (Specify):		
NET(LOSS) FOR YEAR		(506)
Balance end of year	$	$ (231,597)

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year	$	$ 295,857
Changes during the year (Specify):		
NET ADJUSTMENTS TO THE BALANCE SHEET FOR THE YEAR, (CONSISTING OF: A/R DECREASE, INCREASE IN PLANT, INCREASE IN ACCRUED TAXES, INCREASE IN A/P & NET LOSS FOR YEAR)		1,229
Balance end of year	$	$ 297,086

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest Rate	Interest # of Pymts	Principal per Balance Sheet Date
			$
Total			$

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2002

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax	$	$	$	$
State income Tax				
Taxes Other Than Income:				
State ad valorem tax				
Local property tax	2,475			2,475
Regulatory assessment fee	2,386			2,386
Other (Specify) PAYROLL TAXES	1,326			1,326
Total Tax Expense	$ 6,187	$	$	$ 6,187

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to $500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
NEIL HARDEN	$ 5,417	$	ENGINEERING-SUPERVISION & ANALYSIS
LEE CO HEALTH DEPT	$ 735	$	WATER ANALYSIS
FLORDECO INC.	$ 2,700	$	ACCOUNTING & MANAGEMENT FEES
LEE CO ENVIROMENTAL LAB	$ 497	$	WATER ANALYSIS

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2002

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year	$ 60,600	$	$ 60,600
2) Add credits during year			
3) Total	$ 60,600	$	$ 60,600
4) Deduct charges during the year			
5) Balance end of year	60,600		60,600
6) Less Accumulated Amortization	45,483		45,483
7) Net CIAC	$ 15,117	$	$ 15,117

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
Sub-total		$	$

Report below all capacity charges, main extension charges and customer connection charges received during the year.

Description of Charge	Number of Connections	Charge per Connection	Water	Wastewater
		$	$	$
Total Credits During Year (Must agree with line # 2 above.)			$	$

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year	$ 43,295	$	$ 43,295
Add Debits During Year:	2,188		2,188
Deduct Credits During Year:			
Balance End of Year (Must agree with line #6 above.)	$ 45,483	$	$ 45,483

** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR **

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2002

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	$	%	%	%
Preferred Stock		%	%	%
Long Term Debt		%	%	%
Customer Deposits		%	%	%
Tax Credits - Zero Cost		%	0.00 %	%
Tax Credits - Weighted Cost		%	%	%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	$	100.00 %		%

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	. %
Commission Order Number approving AFUDC rate:	

** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR **

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2002

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	$	$	$	$	$
Preferred Stock					
Long Term Debt					
Customer Deposits					
Tax Credits-Zero Cost					
Tax Credits-Weighted Cost of Capital					
Deferred Income Taxes					
Other (Explain)					
Total	$	$	$	$	$

(1) Explain below all adjustments made in Column (e):

WATER

OPERATING

SECTION

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2002

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	$	$	$	$
302	Franchises				
303	Land and Land Rights	1,000			1,000
304	Structures and Improvements	4,395	450		4,845
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	6,661			6,661
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment	10,201			10,201
311	Pumping Equipment	20,795	555		21,350
320	Water Treatment Equipment	2,644	8,130	1,484	9,290
330	Distribution Reservoirs and Standpipes	19,531			19,531
331	Transmission and Distribution Lines	48,456	3,783		52,239
333	Services	9,401			9,401
334	Meters and Meter Installations	16,708	896		17,604
335	Hydrants	7,957			7,957
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment	2,900			2,900
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant	423			423
	Total Water Plant	$ 151,072	$ 13,814	$ 1,484	$ 163,402

UTILITY NAME: SPRING CREEK VILLAGE LTD

YEAR OF REPORT
DECEMBER 31, 2002

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	%	3.57 %	$ 1,110	$	$ 173	$ 1,283
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	%	3.70 %	3,298		246	3,544
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment	17	%	5.88 %	5,367		361	5,728
311	Pumping Equipment	17	%	5.88 %	6,137		1,255	7,392
320	Water Treatment Equipment	17	%	5.88 %	1,148	262	546	1,432
330	Distribution Reservoirs & Standpipes	33	%	3.03 %	10,634		592	11,226
331	Trans. & Dist. Mains	38	%	2.63 %	26,805		1,374	28,179
333	Services	35	%	2.86 %	6,336		269	6,605
334	Meter & Meter Installations	17	%	5.88 %	14,335		240	14,575
335	Hydrants	40	%	2.50 %	3,667		199	3,866
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment	10	%	10.00 %	2,900			2,900
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant	10	%	10.00 %	210		43	253
	Totals				$ 81,947	$ 262	$ 5,298	$ 86,983 *

* This amount should tie to Sheet F-5.

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2002

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	$ 19,073
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	1,908
610	Purchased Water	
615	Purchased Power	3,808
616	Fuel for Power Production	
618	Chemicals	3,147
620	Materials and Supplies	564
630	Contractual Services:	
	Billing	2,700
	Professional	
	Testing	6,649
	Other	
640	Rents	
650	Transportation Expense	454
655	Insurance Expense	2,054
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	177
	Total Water Operation And Maintenance Expense	$ 40,534 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	Number of Active Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
5/8"	D	1.0	304	304	304
3/4"	D	1.5	1	1	1.5
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	4	4	4
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
		Total	309	309	309.5

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: SPRING CREEK VILLAGE LTD

SYSTEM NAME: SPRING CREEK VILLAGE

YEAR OF REPORT
DECEMBER 31, 2002

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January		1,264	12	1,252	1,181
February		1,267	12	1,255	1,241
March		1,454	43	1,411	1,364
April		1,213	12	1,201	1,066
May		1,112	40	1,072	823
June		627	16	611	554
July		1,006	420	586	530
August		649	30	619	465
September		605	12	593	547
October		979	90	889	749
November		1,124	50	1,074	931
December		1,192	60	1,132	947
Total for Year		12,492	797	11,695	10,398

If water is purchased for resale, indicate the following:

Vendor _____

Point of delivery _____

If water is sold to other water utilities for redistribution, list names of such utilities below:

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	(MAIN TRUNK)			
PVC	4"	(FEEDER LINES)			

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

SYSTEM NAME: SPRING CREEK VILLAGE

YEAR OF REPORT
DECEMBER 31, 2002

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed	1971	1971	1989	1989
Types of Well Construction and Casing	GALV. STEEL CASING	GALV. STEEL CASING	PVC CASING	PVC CASING
Depth of Wells	27'	27'	95'	95'
Diameters of Wells	2"	2"	4"	4"
Pump - GPM	30	30	50	50
Motor - HP	0.5	0.5	1.0	1.0
Motor Type *				
Yields of Wells in GPD	WELLS ARE ROTATED. TOTAL YIELD = 39,000GPD			
Auxiliary Power	DIESEL POWERED	EMERGENCY GENERATOR		
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	CONCRETE	CONCRETE	STEEL	
Capacity of Tank	15,000 GALS	8,000 GALS	5,000 GALS	
Ground or Elevated	GROUND	GROUND	ELEVATED	

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer	BALDER	BALDER		
Type	CONST.SPEED	CONST. SPEED		
Rated Horsepower	7.5	7.5		
Pumps				
Manufacturer	GOULDS	GOULDS		
Type	CENTRIFUGAL	CENTRIFUGAL		
Capacity in GPM	160 TO 200	160 TO 200		
Average Number of Hours Operated Per Day	2	2		
Auxiliary Power	(DAYTONA 20KW	EMERCENCY GENERATOR)		

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
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SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day	86,000 GALLONS PER DAY		
Type of Source	(4) WELLS		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type	AREATION &		
Make	CHLORINATION		
Permitted Capacity (GPD)	86,000 GPD		
High service pumping			
Gallons per minute	180GPM		
Reverse Osmosis			
Lime Treatment			
Unit Rating			
Filtration			
Pressure Sq. Ft.			
Gravity GPD/Sq.Ft.			
Disinfection			
Chlorinator	CHLORINATION		
Ozone			
Other	AMONIA		
Auxiliary Power	DAYTONA - 20KW		

UTILITY NAME: SPRING CREEK VILLAGE LTD

SYSTEM NAME: SPRING CREEK VILLAGE

YEAR OF REPORT
DECEMBER 31, 2002

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present ERC's * the system can efficiently serve. 1 RECREATION FACILITY & 304 HOMES
2. Maximum number of ERCs * which can be served. 380 HOMES(EST)
3. Present system connection capacity (in ERCs *) using existing lines. SEE ABOVE
4. Future connection capacity (in ERCs *) upon service area buildout. NONE-COMPLETELY DEVELOPED
5. Estimated annual increase in ERCs *. NONE - SEE ABOVE
6. Is the utility required to have fire flow capacity? NO
   If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. WE HAVE 5 HYDRANTS ON THE DISTRIBUTION SYSTEM, PLUS DRY HYDRANT TO A LAKE WITH A ONE MILLION GALLON CAPACITY.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
9. When did the company last file a capacity analysis report with the DEP? AUGUST 1988
10. If the present system does not meet the requirements of DEP rules, submit the following:
    a. Attach a description of the plant upgrade necessary to meet the DEP rules.
    b. Have these plans been approved by DEP? _____
    c. When will construction begin? _____
    d. Attach plans for funding the required upgrading.
    e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # _____
12. Water Management District Consumptive Use Permit # 80-00188W
    a. Is the system in compliance with the requirements of the CUP? YES
    b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the proceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2002

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	$	$	$	$
352	Franchises				
353	Land and Land Rights				
354	Structures and Improvements				
355	Power Generation Equipment				
360	Collection Sewers - Force				
361	Collection Sewers - Gravity				
362	Special Collecting Structures				
363	Services to Customers				
364	Flow Measuring Devices				
365	Flow Measuring Installations				
370	Receiving Wells				
371	Pumping Equipment				
380	Treatment and Disposal Equipment				
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant and Miscellaneous Equipment				
390	Office Furniture and Equipment				
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage Equipment				
394	Laboratory Equipment				
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
	Total Wastewater Plant	$	$	$	$ *

* This amount should tie to sheet F-5.

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2002

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements		%	%	$	$	$	$
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity		%	%				
362	Special Collecting Structures		%	%				
363	Services to Customers		%	%				
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment		%	%				
380	Treatment and Disposal Equipment		%	%				
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipment		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				$	$	$	$ *

* This amount should tie to Sheet F-5.

UTILITY NAME:_____

YEAR OF REPORT
DECEMBER 31, 2002

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	$
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	
715	Purchased Power	
716	Fuel for Power Production	
718	Chemicals	
720	Materials and Supplies	
730	Contractual Services:	
	Billing	
	Professional	
	Testing	
	Other	
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	
	Total Wastewater Operation And Maintenance Expense	$ *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	Number of Active Customers End of Year (e)	Number of Equivalents (c x e) (f)
Residential Service					
All meter sizes	D	1.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
		Total			

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME:_____

YEAR OF REPORT
DECEMBER 31, 2002

PUMPING EQUIPMENT

Lift Station Number						
Make or Type and nameplate data on pump						
Year installed						
Rated capacity						
Size						
Power:						
Electric						
Mechanical						
Nameplate data of motor						

SERVICE CONNECTIONS

Size (inches)						
Type (PVC, VCP, etc.)						
Average length						
Number of active service connections						
Beginning of year						
Added during year						
Retired during year						
End of year						
Give full particulars concerning inactive connections						

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)								
Type of main								
Length of main (nearest foot)								
Begining of year								
Added during year								
Retired during year								
End of year								

MANHOLES

Size (inches)				
Type of Manhole				
Number of Manholes:				
Beginning of year				
Added during year				
Retired during year				
End of Year				

UTILITY NAME:_____

SYSTEM NAME:_____

YEAR OF REPORT
DECEMBER 31, 2002

TREATMENT PLANT

Manufacturer_ _ _ _ _ _ _ _ _			
Type_ _ _ _ _ _ _ _ _ _ _ _ _			
"Steel" or "Concrete"_ _ _ _ _			
Total Permitted Capacity_ _ _			
Average Daily Flow_ _ _ _ _ _			
Method of Effluent Disposal_			
Permitted Capacity of Disposal			
Total Gallons of Wastewater treated_ _ _ _			

MASTER LIFT STATION PUMPS

Manufacturer_ _ _ _ _ _ _ _ _						
Capacity (GPM's)_ _ _ _ _ _						
Motor:						
Manufacturer_ _ _ _ _ _ _						
Horsepower_ _ _ _ _ _ _						
Power (Electric or Mechanical)_ _ _ _ _ _ _						

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_ _ _ _ _ _ _ _ _ _ _			
February_ _ _ _ _ _ _ _ _ _ _			
March_ _ _ _ _ _ _ _ _ _ _ _			
April_ _ _ _ _ _ _ _ _ _ _ _			
May_ _ _ _ _ _ _ _ _ _ _ _ _			
June_ _ _ _ _ _ _ _ _ _ _ _ _			
July_ _ _ _ _ _ _ _ _ _ _ _ _			
August_ _ _ _ _ _ _ _ _ _ _ _			
September_ _ _ _ _ _ _ _ _ _			
October_ _ _ _ _ _ _ _ _ _ _			
November_ _ _ _ _ _ _ _ _ _			
December_ _ _ _ _ _ _ _ _ _			
Total for year_ _ _ _ _ _ _ _			

If Wastewater Treatment is purchased, indicate the vendor: _____

_____

UTILITY NAME:_____

SYSTEM NAME:_____

YEAR OF REPORT
DECEMBER 31, 2002

GENERAL WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present number of ERCs* now being served. _____
2. Maximum number of ERCs* which can be served. _____
3. Present system connection capacity (in ERCs*) using existing lines. _____
4. Future connection capacity (in ERCs*) upon service area buildout. _____
5. Estimated annual increase in ERCs*. _____
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

_____

_____

_____

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? _____

   If so, when? _____
9. Has the utility been required by the DEP or water management district to implement reuse? _____

   If so, what are the utility's plans to comply with this requirement? _____

_____

_____

10. When did the company last file a capacity analysis report with the DEP? _____
11. If the present system does not meet the requirements of DEP rules, submit the following:

    a. Attach a description of the plant upgrade necessary to meet the DEP rules.
    b. Have these plans been approved by DEP? _____
    c. When will construction begin? _____
    d. Attach plans for funding the required upgrading.
    e. Is this system under any Consent Order with DEP? _____
12. Department of Environmental Protection ID # _____

* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the proceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2002

CERTIFICATION OF ANNUAL REPORT

I HEREBY CERTIFY, to the best of my knowledge and belief:

YES	NO		
XXX		1.	The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.
XXX		2.	The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.
XXX		3.	There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.
XXX		4.	The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.

Items Certified

1.	2.	3.	4.	
X	X	X	X	*

(signature of chief executive officer of the utility)

THOMAS R. CRONIN SR., CEO OF FLORDECO INC.
GENERAL PARTNER OF SPRING CREEK VILLAGE LTD.

Date: MARCH 26, 2003

1.	2.	3.	4.	
				*

(signature of chief financial officer of the utility)

Date: _____

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.